

S O U T H K A N N A R A

Proceedings of the meeting of the Mysore Tenancy
Agricultural Land Laws Committee at Puttur
on 31.5.1957

....

The Chairman desires to hear from the landlords first.

i Nadusari
indappa of
Aryapur

I have not seen the questionnaire. It will be very difficult to introduce the Tenancy Act in this place. I am both a pattadar and a genigar. I am a vidya. Most of the people are chalgenidars and tenants are changed every year. According to the chalgeni system 50% of the produce is to be given to the landlord. All the expenditure is borne by the tenant but the landlord receives 50% of the produce. This is the general practice. In some cases 60% to 70% is given as rent. We have also areca nut lands. The assessment is paid by the landlord. The tenant pays rent in the shape of arecanut lands. The assessment is paid by the landlord. The tenant pays rent in the share of arecanut to the landlord. In paddy lands, paddy is given as rent to the landlord on a contract basis. In the arecanut land majority of the operations are done by the landlords and get 75% of the produce.

The Chairman
Shri Govinda
Bhatta

How many systems of lease are there?

Three systems are prevalent. They are:

(1) Vaidageni, (2) Chalgeni; and (3) Mulgeni.

Vaidageni: Lease is fixed for certain time. Vaida - fixed period. During that period he can improve the land and he has a right only till the period of lease. After that period he can continue on renewal if the petitioner desires.

Chalgeni: Yearly renewal of lease deed. Every year tenants will have to renew the lease.

Mulgeni : He has to pay an annual rent to the landlord and has a permanent right so long as he continues to pay the rent. He can sell the mulgeni right to others. The man who purchases is called Ole-Mulgenidar.

.. 2 ..

Shri R.M.Patil

How much land will be required for the maintenance of a family?

Shri Govind Bhat

If he cultivates properly 2 acres of land will be sufficient.

Shri R.M.Patil

How many pairs of bullocks are required for ten acres to be cultivated?

Shri Govind Bhat

Six to seven pairs of bullocks and they last for 12 years. We use buffaloes also.

Shri R.M.Patil

What is the average yield of paddy in the first class land?

Shri Govinda Bhat

Average yield is 30 mudies in one acre or 12 $\frac{1}{2}$ pallas pallas of rice. It comes to about Rs.300/-

In third class the yield is very poor and is neglected. The maximum is 30 mudies for the whole year including first and second crops and normally ten to twenty mudies on an average. In the first class lands the first crop is from rain water and the second crop is from bunding streams etc. Third crop is from percolated water and tank water. Two and half mudies are equal to one palla. More lands are cultivated by tenants than the owners. But the owners also cultivate. Ten mudies of rice is the rent fixed for the first class land, six mudies for second class land and one to three mudies for the third class land. (All these rents are for one acre). On the whole the rent comes to 50% of the gross yield. The labourers work on these fields, and go for wood cutting and other cooly work for three months and get Re.1/- a day as wage. For seasonal labour, 1/10th yield is given as wage. The cost of cultivation cannot be stated. The owner's share comes to 1/4 and the tenant's comes to 3/4. Agricultural labourers are Harijans. Five per cent. of the labourers' children attend high schools. They also grow some vegetables for their use.

Fixity of rent will lead to dissensions between land lords and tenants. Crop share may be fixed in kind and

.. 3 ..

and not in cash. Forty per cent. of the crop may be fixed as rent. For areca nut 65% should be fixed as rent to the landlord. Areca nut gardens can be given on lease and tenancy law possibly applied to the areca nut fields. If this is done, landlords need not invest money.

Shivappa Gowda

I have three pairs of bullocks and I pay Rs.80/- to Rs.100/- per pair as rent. I cultivate three acres of land. I get about 30 mudies in first class land, 22 mudies in second class land and I have no third class land. I pay 18 muras of rice for these lands. I also grow pulses and get 1/2 pulses in the first class land. I do not pay anything to the landlord for pulses. I grow vegetables also; I do not give this also to the landlord. I execute lease deeds in favour of the landlord. I do not get receipts for the rent I pay. In case of default, the landlord asks me to pay double the crop for the next crop and never asks me to vacate the land. I am paying the same rent throughout. I had no occasion to pay my rent in paddy. I have no other

I have got 30 coconut trees on my land, and I pay 350 coconuts to him every year. But I save 200 coconuts for one year. Out of the 18 mudies of rent, 6 mudies go to the temple. It is impossible for the maintenance of my family. I have to educate my children and meet medical charges. If I am given at least 4 acres of land, I can manage to live a standard life. After giving the rent and all other expenses, I get only 4 muras of rice and it is insufficient for my family. I pay in cash to my land lord. I have no means to purchase the land. I cultivate if it is offered. I borrow money at a small rate of interest and repay it after doing cooly work on wages. I do not do bitty work for my landlord. I have to spend money if my house is damaged.